



## **PLANNING COMMISSION SYNOPSIS**

**Monday, April 21, 2008**

***5:00 p.m. STUDY SESSION***

***Inclusionary Housing & Housing Element Update***

***ROOM LOCATION T-332***

**6:30 p.m. General Plan & Regular Meeting**

**Council Chambers**

First Floor, City Hall Wing

200 East Santa Clara Street  
San José, California

**Ash Kalra, Chair**

**Randi Kinman, Vice-Chair**

**Xavier Campos**

**Lisa Jensen**

**Matt Kamkar**

**Christopher Platten**

**Jim Zito**

**Joseph Horwedel, Director**

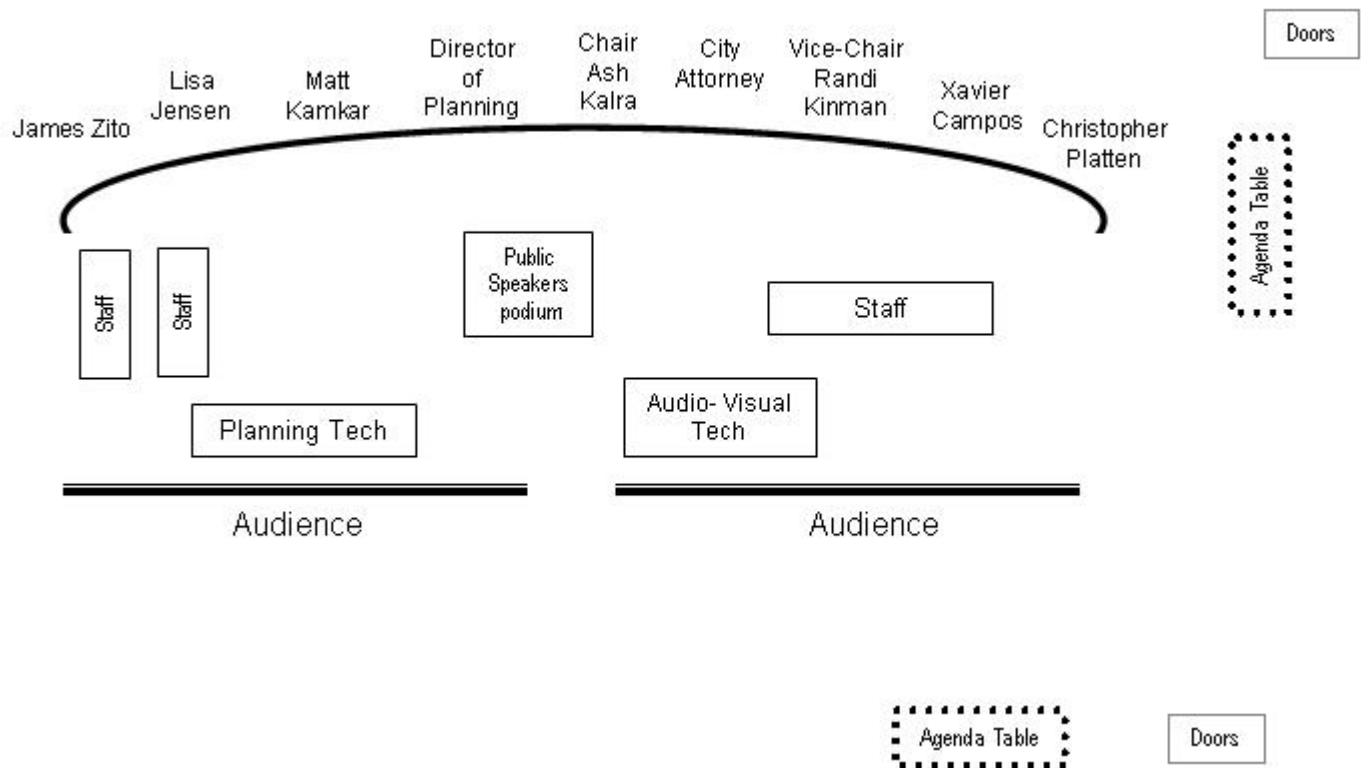
**Planning, Building and Code Enforcement**

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### **NOTE**

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The Planning Commission is a seven-member body, appointed by the City Council, which makes recommendations to the City Council regarding the adoption, amendment, or repeal of general or specific plans, and regulation of the future physical land use development, redevelopment, rehabilitation or renewal of the City, including its Capital Improvement Programs. The recommendations to the Council regarding land use development regulations include, but are not limited to, zoning and subdivision recommendations. The Commission may make the ultimate decision on Conditional Use Permits, and acts as an appellate body for those persons dissatisfied with the Planning Director's decisions on land use and development matters. The Commission certifies the adequacy of Environmental Impact Reports.



The San José Planning Commission generally meets every 2<sup>nd</sup> and 4<sup>th</sup> Wednesday at 6:30 p.m., unless otherwise noted. Agendas and Staff Reports for Planning Commission items may be viewed on the Internet at [www.sanjoséca.gov/planning/hearings/planning\\_com.asp](http://www.sanjoséca.gov/planning/hearings/planning_com.asp).

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If you have any questions, please direct them to the Planning staff at (408) 535-7800. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.

**AGENDA**  
**ORDER OF BUSINESS**

**1. ROLL CALL**

**2. DEFERRALS**

- a. Consideration of Planning Commission Agenda management and length of public hearing concerns and determination on whether to proceed with remaining agenda items past 11:00 p.m., continue this hearing to a later date certain, or defer remaining items to the next regularly scheduled Planning Commission meeting date. To be heard by the Planning Commission no later than 11:00 p.m.
- b. **PDC07-017**. Planned Development Rezoning to allow the demolition of existing structures and the construction of 39 single-family attached residential and 2 live/work lofts on a 0.91 gross acre site located on the west side on Lincoln Avenue extending from West San Carlos Street to the south and Pacific Avenue to the north, excluding the northwest corner of West San Carlos and Lincoln Avenue (James & Tina Jean, Owner). Council District 6. SNI: Burbank/Del Monte. CEQA: Mitigated Negative Declaration. Deferred from 3/26/08. *PROJECT MANAGER, M.ENDERBY*

**DEFERRED TO 05/07/2008 (5-0-2; CAMPOS, ZITO ABSENT)**

**3. CONSENT CALENDAR**

- a. **NO ITEMS**

**The following items are considered individually.**

**4. PUBLIC HEARINGS**

- a. **ORDINANCE AMENDMENT**. An Ordinance of the City of San José Amending Chapter 20.70, Section 20.70.010, of Title 20 of the San José Municipal Code to expand the area to which the downtown zoning regulations apply to include the area bounded by Fourth Street, St. John Street, Seventh Street, and San Fernando Street, and to make other related technical or clarifying changes. CEQA: Final San José Downtown Strategy 2000 Environmental Impact report (EIR), Resolution No.: 72767. *PROJECT MANAGER, E.SAMONSKY*

**DEFERRED TO 05/14/2008 (5-0-2; CAMPOS, ZITO ABSENT)**

*Staff made a brief report highlighting the reason for the ordinance change is to bring the new Civic Center into the Downtown area where Downtown Core Zoning may be applied. In response to a question, staff explained the Environmental Impact Report used for the Downtown Strategy is the environmental clearance and outreach procedures to date. The speaker from the Horace Mann neighborhood requested deferral to allow more discussions. Henry Cord, representing the Downtown Association expressed support for the proposed ordinance change and recommended that the City also consider expansion to the west. Commissioner Jensen commented stated that Horace Mann Neighborhood indicated they had not been notified and recommended deferral to May 14, 2008. Commissioner Kinman*

*commented that it is important to do proper outreach and ensure appropriate input and when western expansion is considered, many interested neighbors will attend.*

- b. **CP07-085**. Conditional Use Permit request to allow a 2,950 sq. ft. expansion of a ministry center at an existing church on a 3.19 gross acres site in the R-1-8 Single-Family Residence Zoning District, located on the southeast corner of Cottle Road and Curie Drive (366 St. Julie Drive)(Roman Catholic Bishop of San José, Owner). Council District 2. SNI: None. CEQA: Exempt. Continued from 04/09/2008. *PROJECT MANAGER, M.ENDERBY*

**APPROVED (5-0-2; CAMPOS, ZITO ABSENT)**

*Staff explained changes proposed to conditions as a result of meeting with four neighbors. Mr. Garcia stated request for deferral to meet with applicant and staff and commented he and neighbors were in support with described conditions. He stated primary issues were outside activities on the site. In response to Commissioner Kinman, speaker indicated compromises made, and stated understanding that in future, permits would be required for outdoor fundraising. He stated interested in co-existing with church. He provided an exhibit of on-site conditions. Another speaker commented about noise and outdoor activity, but stated in support of staff recommendations if conditions imposed as agreed by staff. He commented special events need special permitting if parking lot used as assembly area.*

*A member of the church explained need for expansion to get activities into a new ministry center, not in the parking lot. In response to Commissioner Kamkar, about whether additional parking lot was considered for shuttling parishioners, she stated she believed that might be under consideration. Another church member indicated more space needed and stated willing to work with community to adjust church to be less impacting to neighborhood.*

*A representative of the church explained growth in religious education program in last 5 years. He explained need to renovate church and create classrooms for education classes and stated the church will be working on parking issue for a satellite parking lot for shuttling parishioners, policing of parking lot, and public awareness campaign to keep churchgoers from parking on street.*

*Commissioner Kalra encouraged that the church be in dialogue with the community, and spread the word about parking in neighborhood. In response to Commissioner Kinman, applicant stated repaving and restriping of parking lot will occur for 102 spaces and that signs will be installed, telling people to park on site. He stated that he believed new conditions could be adhered to successfully and he would be educating the members accordingly.*

*Staff stated outdoor noise and parking are key concerns and new draft conditions should address those and were worked out with community.*

*Commissioner Platten moved approval and commended staff, and Commissioner Jensen thanked staff for requesting the deferral to allow more dialogue and asked about scheduling of masses as a “should”, rather than a requirement. Staff indicated to be consistent with all churches citywide, but is still included in the permit. Commissioner Jensen stated church might need more guidance in future. Commissioner Kalra also commended staff for good compromise effort.*

- c. [CP07-101](#). Conditional use Permit to construct a four-story 69-unit residential care and service facility (senior assisted living) with a below grade parking garage on a 0.5 gross acre site in the CP Pedestrian Commercial Zoning District, located on the southwest corner of Bascom Avenue and Surrey Place (2517 S. Bascom Ave)(Lena Basso Trustee & et al, Owner; Sunrise Senior Living, Developer). Council District 9. SNI: None. CEQA: Mitigated Negative Declaration. *PROJECT MANAGER, M.DAVIS*

**DEFERRED TO 05/07/2008 (5-0-2; CAMPOS, ZITO ABSENT)**

*Commissioner Kalra asked staff to describe proposed permit conditions related to mitigation of construction impacts. Staff described the relevant conditions including limitations on construction deliveries, construction hours, and construction parking and the requirement for an on-site construction coordinator, available to the public.*

*Commissioner Kalra asked for clarification on the project setbacks. Staff responded that a 10-foot sidewalk will be adequate for this location and is a standard dimension.*

*In response to Commissioner Kalra's question, staff commented that the area has an existing mix of conditions, and that a 0' setback should technically be possible, but that a 10-foot setback was included to address the existing development. Staff also explained that shade/shadow and visual studies were conducted to analyze the proposed height, and staff determined that the height is appropriate.*

*Staff explained that the permit restricts the ability for residents to own cars and the 16 spaces above what would be utilized by staff would be available to guests, which is determined to be adequate based upon data provided by the applicant.*

*Staff explained that staff had spoken with neighbors at the community meeting, and had not intended to offer a second community meeting but had asked applicant to address community concerns and have offered to be available to the community.*

*Commissioner Kinman made a motion for deferral to allow community members to speak with staff and to review the plans. Commissioner Kinman noted that the project does address the community concerns.*

*Commissioner Jensen supported the deferral to allow more time for the community to review proposed project.*

*Commissioner Kamkar requested clarification of the parking plan and location of tandem spaces.*

- d. [PDC07-033](#). Planned Development Rezoning from R-1-5(PD) Planned Development Zoning District and A – Agriculture Zoning District to A(PD) Planned Development Zoning District to allow up to 379 single-family attached residences and 30,000 square feet for commercial uses, the demolition of one single-family residence and nine accessory structures, and the preservation/relocation of one single-family residence and one fruit stand on a 20.18 gross acres site, located on the southeast corner of Berryessa Road and Jackson Avenue (Pepper Lane Berryessa LLC & Myra Reinhard, Owners; Pulte Home Corporation, Developer). Council District 4. SNI: None. CEQA: Mitigated Negative Declaration. *PROJECT MANAGER, R.MATHEW*

**DEFERRED TO 05/14/2008 (5-0-2; CAMPOS, ZITO ABSENT)**

- e. **PDC06-094**. Planned Development Rezoning from LI Light Industrial Zoning District to A(PD) Planned Development Zoning District to allow up to 250 single-family attached residences in three-story buildings constructed at-grade and on a podium on a 4.4 gross acre site, located at the southwest corner of Cinnabar Street and Stockton Avenue (345 STOCKTON AV) (381 Stockton LLC, Owner; Morrison Park Homes LLC Bruce Fairty, Developer). Council District 6. SNI: None. CEQA: Draft Mitigated Negative Declaration. *PROJECT MANAGER, L.MCMORROW*

**DEFERRED TO 05/07/2008 (5-0-2; CAMPOS, ZITO ABSENT)**

*Commissioner Jensen requested deferral to allow scheduled neighborhood community meeting to occur on April 23, 2008. Applicant highlighted steps in public outreach and stated that more outreach was promised at PD Permit stage as discussed with Shasta-Hachett neighborhood. Applicant asked that item move forward tonight. Member of Shasta-Hachett Park neighborhood spoke in favor of a deferral and noted circumstance of timing and that posting of staff comments didn't allow time for neighborhood review.*

*In response to Commissioner Kalra, staff identified impacts of delay of project to Council hearing date, noting agendas are heavier later in May and June. Staff clarified posting of staff report occurred Thursday. Commissioner Kinman commented this could be lengthy hearing without enough information if not deferred.*

**5. CONTINUE THE PLANNING COMMISSION SPRING 2008 HEARING ON GENERAL PLAN AMENDMENTS**

**6. GENERAL PLAN CONSENT CALENDAR**

- a. **GP08-T-02**. General Plan amendment request to revise the text of the General Plan to allow a change in the maximum building height from 120 feet to 210 feet above ground level on an approximately 14.1-acre site located at the southeast corner of State Route 237 and North First Street (101 Holger Way)(MFP/Hunter@First Office Partners, LLC, Owner/Applicant) Council District: 4. SNI: None. CEQA: North San José EIR Resolution No.72768, and Addenda thereto. *PROJECT MANAGER, C.BURTON*

**RECOMMENDED APPROVAL (5-0-2; CAMPOS, ZITO ABSENT)**

*Tom McCarter, a neighborhood resident, stated that he is not opposed to the proposal, but is concerned that the height change could set a precedent for the larger neighborhood. In response, the applicant reiterated that the proposal is just for a portion of the property, located furthest from that nearby residential. Staff explained that the amendment affects only a 14-acre area and that commercial development at a lower height is planned along North First Street. Commissioner Platten moved approval.*

- b. **GP08-T-03**. General Plan text amendment request to amend the *San José 2020 General Plan* text of the Discretionary Alternate Use Policies to allow on sites that are two acres or smaller in size the following alternate uses: 1) with an industrial land use designation, commercial uses; 2) with a residential land use designation, commercial uses if the site is in an existing commercial zoning district; 3) with a commercial land use designation, mixed commercial and residential uses or exclusively residential uses if the site is adjacent on at least two sides to residentially designated land; 4) increasing the density bonus for a development that provides units for Extremely Low Income households. (City of San José, Owner/Applicant)

**RECOMMENDED APPROVAL (4-0-2-1; (CAMPOS, ZITO ABSENT, KAMKAR ABSTAINED)**

*Staff highlighted correspondence received and minor changes made to description of corner lot and definition of right-of-way. Commissioner Kinman asked for further clarification about changes and suggested a deferral. Staff explained that the intent of the proposed amendment is to facilitate more commercial development through use of the Discretionary Alternate Use policies which currently do not provide for commercial development and that this Amendment was prepared in response to Council direction. Commissioner Kalra noted this policy would be beneficial to increase commercial stock in the City. Staff added that this General Plan Amendment would not be heard until fall if deferred. In response to Commissioner Platten, staff noted that additional outreach could be done prior to the May 20, 2008 City Council hearing. Commissioner Platten recommended approval stating staff should do more outreach. Commissioner Kinman asked that an electronic copy be sent to Neighborhood Development Center.*

- c. **GP08-T-05**. General Plan text amendment request to revise the *San José 2020 General Plan* to amend urban forest policies consistent with San José's Green Vision and existing City tree ordinances, programs, and policies, to augment the existing text related to the benefits, importance, conservation, maintenance and preservation of the urban forest, and to expand the vision for the City's urban forest. (City of San José, Owner/Applicant) Council District: Citywide SNI: Citywide. CEQA: San José 2020 General Plan Environmental Impact Report Resolution No. 65459. *PROJECT MANAGER, R.ROBERTS*

**RECOMMENDED APPROVAL (5-0-2; CAMPOS, ZITO ABSENT)**

- d. **GP07-04-02**. General Plan amendment request to change the Land Use/Transportation Diagram designation from Industrial Park to Combined Industrial/Commercial on an 8.5-acre site located on the northwest corner of Brokaw Road and Oakland Road (1015 and 1075 East Brokaw Road)(Dollinger Properties, Owner/Applicant) Council District: 4 SNI: None. CEQA: Addendum to North José EIR. *PROJECT MANAGER, E.SCHREINER*

**RECOMMENDED APPROVAL (5-0-2; CAMPOS, ZITO ABSENT)**

- e. **GP08-01-01**. General Plan amendment request to change the San José 2020 General Plan Land Use/Transportation Diagram designation from Medium High Density Residential (12-25 DU/AC) to General Commercial on a 1.45-acre site located on the east side of San Tomas Expressway approximately 680 feet southerly of Stevens Creek Boulevard (3566 Stevens Creek Boulevard)(City of San José, Applicant/Kenneth and Alice C. Kerley, Owners) Council District: 1 SNI: None. CEQA: Addendum to Negative Declaration for PDC83-063. *PROJECT MANAGER, E.SCHREINER*

**RECOMMENDED APPROVAL (5-0-2; CAMPOS, ZITO ABSENT)**

## 7. **GENERAL PLAN PUBLIC HEARING CALENDAR**

- a. The project being considered is on an approximately 3.2-acre site located at the northeasterly quadrant of the intersection of Piercy Road and Silicon Valley Road (formerly Tenant Avenue) (0 Piercy Road)(Barbaccia Investments, Owner/Jack Previte Applicant) Council District: 2. SNI: None. CEQA: Negative Declaration. *PROJECT MANAGER, A.TAI*

- 1) **UGB06-001**. Proposal to modify the City's Greenline/Urban Growth Boundary (UGB) to include approximately 3.2 acres of unincorporated territory located at the northeasterly quadrant of the intersection of Piercy Road and Silicon Valley Road.

**RECOMMENDED APPROVAL (4-1-2; KINMAN OPPOSED, CAMPOS, ZITO ABSENT)**

*Commission discussed about Criteria in Title 18 are very limiting Development may be inappropriate.*

- 2) **GP06-02-02**. General Plan amendment and Urban Service Area (USA) expansion request to change the General Plan land use designation from Rural Residential (0.2 dwelling units per acre) to High Density Residential (25-50 dwelling units per acre) on an approximately 3.2-acre site.

**RECOMMENDED DENIAL (5-0-2; CAMPOS, ZITO ABSENT)**

*The applicant presented the project and explained that high-density residential development on the site meets several General Plan goals, including the provision of multi-family housing.*

*Joanie Morgado, a neighborhood resident, expressed concerns about traffic and environmental impacts from the proposed high-density development on the site. She stated that there are two other sites in the vicinity that are owned by the same property owner, and that approval of the subject proposal would spur additional high-density development in the area that would be detrimental to the environment and create traffic congestion. She stated that the site is not appropriate for high-density development given the rural character of the area.*

*Chair Kalra asked whether the subject site is intended to be a buffer between the existing single-family residential neighborhood to the south and the industrial park uses planned to the north. Staff responded that high-density residential uses adjacent to industrial park uses could potentially be compatible, but that some industrial park uses may be constrained if residential is adjacent. Staff explained further that high density residential is inappropriate on the subject site because of the geological risks, and location on the urban fringe, with rural and pastoral uses to the north.*

*Commissioner Kinman asked how the existing assessment district relates to the addition of services to the site. Staff responded that development on the site was not contemplated as part of the original assessment district and that the assessment district would need to be revisited.*

*Commissioner Kinman asked staff to clarify the contents of a US Wildlife Service comment letter on the subject proposal. Staff responded that the letter related to a wildlife movement corridor in the project vicinity, but that the project will not have a*

*significant impact on wildlife movement based on the amount of undeveloped land in the area.*

*Commissioner Jensen asked how this site is different from the adjacent properties to the south. Staff explained that detailed geologic investigations are not normally required as part of General Plan Amendment process, but it was required for the subject proposal at request of the City Geologist as a result of information made available to the City after the adjacent development had been approved.*

*Commissioner Jensen asked why staff recommended approval of the Urban Growth Boundary (UGB) modification. Staff replied that the project meets the criteria for a minor UGB modification as set forth in Title 18 of the Municipal Code.*

*Commissioner Platten moved approval of 7.a.1 (File No. UGB06-001) per staff recommendation.*

*Commissioner Kinman and Jensen indicated that they feel uncomfortable that their hands are tied by Title 18 regarding their ability to deny the UGB modification. The City Attorney stated that the Planning Commission has the ability to make findings to forward a recommendation to the City Council that is different from the staff recommendation. The Director of Planning clarified that, per Title 18 provisions, UGB modifications also need to be consistent with General Plan policies.*

*Chair Kalra cited environmental concerns and the need to buffer industrial park uses from the existing residential neighborhood as reasons why he supports the staff recommendation to deny the proposal.*

*Commission stated that the site seems inappropriate for urban development given geologic sensitivity and potential impact on wildlife habitat, and the Commission expressed concerns over the impact on adjacent planned industrial uses.*

*Commissioner Platten moved denial of 7.a.2 (File No. GP06-02-02) per staff recommendation.*

- b. **GP07-03-04 / GPT07-03-04**. General Plan amendment and text amendment to change the Jackson-Taylor Planned Residential Community Specific Land Use Plan diagram and text in the San José 2020 General Plan from Mixed Use 2 and Public Park/Open Space to Mixed Use 2A to allow (1) up to 600 multiple-dwelling units, (2) 16,000 to 30,000 square feet of ground-floor retail space, (3) 10,000 to 20,000 square feet of community amenity space, (4) up to 900 underground parking spaces with limited surface parking, and (5) an increase in height from 65 to 175 feet, and to revise the text of the Mixed Use designation in the Jackson Taylor Residential Strategy to indicate a density of up to 160 du/ac with a mix of retail and community amenities, and a height limit of 175 feet on the 5.78 acre site located on the block bounded by East Jackson Street, North 6th Street, East Taylor Street, and North 7th Street.  
*PROJECT MANAGER, L.MCMORROW*
- 1) **Certification of Final Environmental Impact Report (EIR)** prepared for Japantown Corporation Yard Redevelopment Project (File Nos. (1) GP07-03-04/GPT07-03-04, (2) PDC07-073 and (3) PDC08-010): **1.** General Plan amendment and text amendment to change the Jackson-Taylor Planned Residential Community Specific Land Use Plan diagram and text in the San José 2020 General Plan from Mixed Use 2 and Public

Park/Open Space to Mixed Use 2A to allow (1) up to 600 multiple-dwelling units, (2) 16,000 to 30,000 square feet of ground-floor retail space, (3) 10,000 to 20,000 square feet of community amenity space, (4) up to 900 underground parking spaces with limited surface parking, and (5) an increase in height from 65 to 175 feet, and to revise the text of the Mixed Use designation in the Jackson Taylor Residential Strategy to indicate a density of up to 160 du/ac with a mix of retail and community amenities, and a height limit of 175 feet; **2.** Planned Development Rezoning from the LI Light Industrial Zoning District to the A(PD) Planned Development Zoning District to allow up to 600 single-family attached residential units; up to 30,000 square feet of commercial uses; and a public park and community center containing 10,000 square feet on the 5.78-acre site located on the block bounded by East Jackson Street, North 6th Street, East Taylor Street, and North 7th Street; and **3.** Planned Development Rezoning from LI Light Industrial Zoning District to A(PD) Planned Development Zoning District to allow up to 85 affordable senior housing units on a 0.55 acre site located on the west side of North 6th Street, approximately 200 feet south of East Taylor Street. Council District: 3.

**CERTIFIED ENVIRONMENTAL IMPACT REPORT (5-0-2; CAMPOS, ZITO ABSENT)**

- 2) [GP07-03-04 / GPT07-03-04](#). General Plan amendment and text amendment to change the Jackson-Taylor Planned Residential Community Specific Land Use Plan diagram and text in the San José 2020 General Plan from Mixed Use 2 and Public Park/Open Space to Mixed Use 2A to allow (1) up to 600 multiple-dwelling units, (2) 16,000 to 30,000 square feet of ground-floor retail space, (3) 10,000 to 20,000 square feet of community amenity space, (4) up to 900 underground parking spaces with limited surface parking, and (5) an increase in height from 65 to 175 feet, and to revise the text of the Mixed Use designation in the Jackson Taylor Residential Strategy to indicate a density of up to 160 du/ac with a mix of retail and community amenities, and a height limit of 175 feet on the 5.78-acre site.

**RECOMMENDED APPROVAL (5-0-2; CAMPOS, ZITO ABSENT)**

*Planning staff made a brief presentation of the project including the EIR. The applicant, Williams and Dane gave an overview of the project and the community outreach that has occurred. Several members of the community spoke in favor of the overall project including representatives from the Japantown Community Council, Japantown Neighborhood Association, the 13<sup>th</sup> Street SNI NAC, the Chinese Community. They were all supportive of the project and recognized the efforts of the developer, and City staff to listen to the community and bring forth a project that is supportive of the Japantown community. The Planning Commission commented on the merits of the project and how beneficial it will be to the community and the City as a whole.*

- c. [GP07-03-05](#). General Plan and Specific Plan amendment request to change the Jackson-Taylor Planned Residential Community Specific Land Use Plan diagram from High Density Residential (25-50 DU/AC) to Medium High Density Residential (12-25 DU/AC) on a 2.2-acre site located at the southeast corner of North 10<sup>th</sup> and East Mission Streets in the Jackson-Taylor Planned Residential Community. *PROJECT MANAGER, E.SAMONSKY*

**FAILED TO PASS A MOTION TO APPROVE; DEEMED A NEGATIVE RECOMMENDATION (2-3-2; JENSEN, KAMKAR IN FAVOR; KALRA, KINMAN, PLATTEN OPPOSED; CAMPOS, ZITO ABSENT)**

*The applicant's representative, Gerry DeYoung, was present and spoke in support of the project, acknowledging that it was unusual to request a lowering in the residential density of the land use designation. Don Gagliardi, President of the 13<sup>th</sup> Street Strong Neighborhoods Initiative Neighborhood Action Committee (NAC) informed the Commission that Mr. DeYoung presented a conceptual drawing of a potential development on the site to the Monthly 13<sup>th</sup> Street NAC meeting at which the General Plan amendment was presented, and that the 13<sup>th</sup> Street NAC members received it favorably. Mr Gagliardi also stated that they are not opposed to the existing density on the site. The Planning Commission then closed the public hearing. Commissioner Jensen moved to approve the proposed General Plan and Planned Residential Community amendment. The Commission voted 2-3-2 (Commissioners Platten, Kinman and Kalra opposed and Commissioners Campos and Zito absent) on a motion to recommend to the City Council approval of the applicant's request for the General Plan amendment. Commissioner Platten then made a motion for a recommendation of denial of the applicant's proposed amendment. This motion failed for a lack of a second. As the majority of the Commission failed to pass a motion for either approval or denial, pursuant to Section 18.08.100.D of the City of San José Municipal Code, the vote is deemed a negative recommendation from the Planning Commission on this proposed General Plan amendment.*

**8. APPROVAL OF PLANNING COMMISSION RECOMMENDATIONS OF SPRING 2008 GENERAL PLAN AMENDMENTS FROM MARCH 26, 2008 THROUGH APRIL 21, 2008.**

**APPROVED (5-0-2; CAMPOS, ZITO ABSENT)**

**9. PETITIONS AND COMMUNICATIONS**

*NONE.*

**10. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS OR OTHER AGENCIES**

*NONE.*

**11. GOOD AND WELFARE**

**a. Report from City Council**

*None*

**b. Commissioners' report from Committees:**

**1) Norman Y. Mineta San José International Airport Noise Advisory Committee (Campos).**

*None*

**2) Coyote Valley Specific Plan (Platten).**

*Commissioner Platten indicated that the Task Force had their last meeting and that the project was suspended.*

3) Parks Funding Subcommittee (Zito).

*There was mention of a Letter from the Parks Commission to City Council related to the transfer of C&C Taxes and that the Commission should agendaize the review of it at their next meeting.*

4) Envision San José 2040 General Plan Update Process (Kamkar).

*Next meeting April 28, 2008.*

c. Review of synopsis for 04/09/08.

*Approved with two minor changes - 5-0-2; Campos and Zito Absent*

d. Consider Study Session dates and/or topics.

*Commissioner Jensen requested to agendaize consideration for a study session on the "Economic Benefits of Preservation of Historic Neighborhoods".*

**12. ADJOURNMENT**

## **2008 PLANNING COMMISSION MEETING SCHEDULE**

Date	Time	Type of Meeting	Location
January 16	6:30 p.m.	Regular Meeting	Council Chambers
January 30	6:30 p.m.	Regular Meeting	W118 & W119
February 13	5:00 p.m.	Study Session <i>Review &amp; Comment: Planning Department Website</i>	Room T-332
February 13	6:30 p.m.	Regular Meeting	Council Chambers
February 27	5:00 p.m.	Study Session <i>CEQA: Reviewing Environmental Impact Reports</i>	Room T-332
February 27	6:30 p.m.	Regular Meeting	Council Chambers
March 12	5:00 p.m.	Study Session <i>North San José</i>	Room T-332
March 12	6:30 p.m.	Regular Meeting	Council Chambers
March 26	5:00 p.m.	Study Session <i>Green Vision/Develop City Policy</i>	Room T-332
March 26	6:30 p.m.	Regular Meeting/General Plan	Council Chambers
April 9	5:00 p.m.	Study Session <i>Riparian Corridor Policy</i>	Room T-332
April 9	6:30 p.m.	Regular Meeting/General Plan	Council Chambers
April 21 (Monday)	5:00 p.m.	Study Session <i>Inclusionary Housing &amp; Housing Element</i>	Room T-332
April 21 (MONDAY)	6:30 p.m.	Regular Meeting/General Plan	Council Chambers
May 7	5:00 p.m.	Study Session <i>Capital Improvement Program</i>	Room T-1654
May 7	6:30 p.m.	Regular Meeting	Council Chambers
May 14	6:30 p.m.	Regular Meeting	Council Chambers
May 28	6:30 p.m.	Regular Meeting	Council Chambers
June 11	6:30 p.m.	Regular Meeting	Council Chambers
June 25	6:30 p.m.	Regular Meeting	Council Chambers
July 16	6:30 p.m.	Regular Meeting	Council Chambers
August 6	6:30 p.m.	Regular Meeting	Council Chambers
August 20	6:30 p.m.	Regular Meeting	Council Chambers
September 10	6:30 p.m.	Regular Meeting	Council Chambers
September 24	6:30 p.m.	Regular Meeting	Council Chambers
October 8	6:30 p.m.	Regular Meeting	Council Chambers
October 22	6:30 p.m.	Regular Meeting	Council Chambers
November 5	6:30 p.m.	Regular Meeting	Council Chambers
November 19	6:30 p.m.	Regular Meeting	Council Chambers
December 3	6:30 p.m.	Regular Meeting	Council Chambers
December 10	6:30 p.m.	Regular Meeting	Council Chambers